



ENVIRONMENTAL PLANNING COMMISSION
ACTION SHEET
Thursday, May 18, 2006

Plaza del Sol Hearing Room

Lower Level
600 2nd Street NW

MEMBERS PRESENT:

Jeffrey Jesionowski, Chairman
James Grout, Vice Chair
Deborah Stover
Klarissa Pena
Virginia Klebesadel
Laurie Moye
Jonathan Siegal
Larry Chavez
Ishmael Valenzuela

MEMBERS ABSENT:

RECORDING SECRETARY:

April Candelaria

1. Call to Order. 8:37 a.m.

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda
- C. Approval of Minutes for March 9, 2006 and March 16, 2006. (**APPROVED**)

2. Project # 1002455*

06EPC-00458 EPC Site

Development Plan-Building Permit

TAFAZZUL HUSSAIN, agent for DOUGLAS W. SIMMS, requests the above action for all or a portion of Lot 5, **JJ Subdivision**, zoned SU-1 for C-1 Uses, located on the south side of SAN ANTONIO DR., NE, between I25 and SAN PEDRO DR. NE, containing approximately 2 acres. (E-18) David Stallworth, Staff Planner (**DEFERRED TO JUNE 15, 2006**)

3. Project # 1004791*

06EPC-00413 Zone Map

Amendment

DAC ENTERPRISES, agents for TERRANCE ZINMAN request the above action for all or a portion of Tracts C, **Mesa Village Subdivision-Grevey Addition**, a zone map amendment from O-1 Office & Institution to C-1 Neighborhood Commercial, located on LOMAS BLVD. NE, between WALKER DR. NE and EUBANK BLVD. NE, containing approximately 1 acre. (J-20) Petra Morris, Staff Planner (**APPROVED**)

4. Project # 1004260*

06EPC-00465 Zone Map
Amendment

DENISH + KLINE ASSOC. agents for FOREST CITY COVINGTON LLC and the City of Albuquerque request the above action for an area of land in Sections 13 – 15, 20 – 24, 26 – 29, 32 – 35, Township 9 North, Range 3 East, NMPM and Sections 2 – 6, Township 8 North, Range 3 East, NMPM, a zone map amendment from SU-2/PC and SU-1 for IP to PC, located EAST of INTERSTATE 25, SOUTH of the TIJERAS ARROYO, WEST of KIRTLAND AIR FORCE BASE and NORTH of ISLETA PUEBLO; and a certain tract of land situate BETWEEN STATE ROAD 47 (Broadway Boulevard) and INTERSTATE 25; and located WEST of STATE ROAD 47 (Broadway Boulevard) and SOUTH of INTERSTATE 25; and a certain tract of land located NORTH and WEST of the INTERSTATE 25/STATE ROAD 47 (Broadway Boulevard) Interchange; all part of an area commonly referred to as Mesa Del Sol, containing approximately 9,670 acres (Q-16) Russell Brito, Staff Planner **(RECOMMENDED APPROVAL TO THE CITY COUNCIL)**

5. Project # 1004818*

06EPC-00466 EPC Site
Development Plan-Building Permit

DENISH + KLINE ASSOCIATES agents for PACIFICA MESA STUDIOS LLC request the above action for all or a portion of Tract(s) 3A, **Mesa del Sol Subdivision**, zoned SU-1 for IP and SU-2 for PC, located at the SE INTERSECTION UNIVERSITY SE and BOBBY FOSTER RD. SE, containing approximately 28 acre(s). (R-16) Russell Brito, Staff Planner **(APPROVED WITH CONDITIONS)**

6. Project # 1002458*

06EPC-00467 EPC Site
Development Plan-Building Permit

CLAUDIO VIGIL, ARCH. agents for BANK OF OKLAHOMA FINANCIAL CORP. request the above action for all or a portion of Lots 15 and 16, Tract 2, **North Albuquerque Acres**, zoned SU-2 Mixed Use, located on WYOMING BLVD. NE, between CARMEL AVE. NE and HOLLY AVE.. NE, containing approximately 2 acres. (C-19) Catalina Lehner, Staff Planner **(APPROVED WITH CONDITIONS)**

7. Project # 1002730*

06EPC-00469 Sector Development
Plan Map Amendment

CHRISTOPHER CALOTT request the above action for all or a portion of Tract 13-A-1, **North Albuquerque Acres**, zoned RD Church, located on CORONA AVE. NE, between VENTURA NE and MENOCINO DR. NE, containing approximately 4 acres. (C-20) Maggie Gould, Staff Planner **(APPROVED WITH CONDITIONS)**

8. Project # 1004820*

06EPC-00470 EPC Site
Development Plan-Building Permit

FANNING BARD TATUM ARCH. agent for AQUATIC CONSULTANTS, INC. requests the above action for all or a portion of Tract D-1-B, **Adobe Wells Subdivision**, zoned C-2, located on IRVING BLVD. NW, between IRVING BLVD. and EAGLE RANCH ROAD NW, containing approximately 3.4 acres. (B-13) Carmen Marrone, Staff Planner **(APPROVED WITH CONDITIONS)**

9. Project # 1004821*

06EPC-00472 EPC Site

Development Plan-Amendment to
Building Permit

JACK HARRIS ARCHITECTS agents for DR. SHAWN HWANG request the above action for all or a portion of Tracts H6A4A, **Riverview Subdivision**, zoned SU-1 for IP uses with exclusions, located on, GOLF COURSE NW between SHELLY ROSE NW and PASEO DEL NORTE, containing approximately 1 acre. (C-12) Stephanie Shumsky, Staff Planner (**APPROVED WITH CONDITIONS**)

10. Project # 1002405*

06EPC-00471 EPC Site

Development Plan-Amendment to
Building Permit

ADVANCED ENGINEERING & CONSULTING, LLC agent for CRACKER BARREL OLD COUNTRY STORE, INC. requests the above action for Tract A-28-B-1-A, **Town of Atrisco Grant, Northeast Unit**, zoned SU-1 for C-1 uses and Auto Body Repair and Painting, located on REDLANDS RD NW, between COORS BLVD. NW and ATRISCO DR. NW, containing approximately 3 acres (G-11) Carmen Marrone, Staff Planner (**APPROVED WITH CONDITIONS**)

11. Project # 1001275*

06EPC-00474 EPC Site

Development Plan-Building Permit

GEORGE RAINHART ARCH. agents for DOPPCO DEVELOPMENTS, LLC request the above action for all or a portion of Lot 2, **Lowes Subdivision**, zoned SU-1 for C-2 Permissive Uses & IP Permissive Uses and SU-1 for C-2 Permissive Uses/IP Permissive Uses/R-3 Permissive Uses, located on the south side of NM 528, between COORS BLVD. NW and ELLISON DR. NW, containing approximately 4 acres. (A-14) Stephanie Shumsky, Staff Planner (**APPROVED WITH CONDITIONS**)

12. Project # 1004831*

06EPC-00479 EPC Amendment to
the Subdivision Ordinance

COA Planning Dept., agents for COA, City Council request an amendment to Section 14-14-1-5 ROA 1994, The Subdivision Ordinance to define "Solar Collector" and prohibit restrictions of solar collectors. Sheran Matson, Staff Planner (**RECOMMENDED APPROVAL TO THE CITY COUNCIL**)

13. Project # 1001620*

06EPC-00575 EPC Amendment
City Zoning Code

COA Planning Department requests an amendment to Chapter 14, Article 16 R.O.A. 1994, The Zoning Code to regulate front yard parking in single family development (Sections 14-16-2-6, 14-14-2-8, 14-14-2-9 and 14-16-3-1). Russell Brito, Staff Planner (**DEFERRED TO JULY 20, 2006**)

14. Project # 1004726

06EPC-00278 Zone Map
Amendment

CORE LTD. agent for YALE APARTMENTS LLC, requests the above action for all or a portion of Block 22, Tract Z-2, **Fairview Addition**, a zone map amendment from C-2 to RC, located on the east side of YALE BLVD., SE, between SANTA CLARA AVE., SE and KATHRYN ST., SE, containing approximately 2 acres (L-15) David Stallworth, Staff Planner **(DEFERRED TO JULY 20, 2006)**

15. Project # 1004815

06EPC-00461 EPC Site
Development Plan-Building Permit
06EPC-00462 Zone Map
Amendment

ARCH+PLAN LAND USE CONSULTANTS LLC agents for PAMELA MUNOS request the above actions for all or a portion of Tracts K-2, K-3 and K-4, **Canyon Acres**, zoned SU-1, located on CENTRAL AVE., SOUTH OF SKYLINE Rd. and EAST OF FIGUEROA St., containing approximately 3 acres. (L-22) Catalina Lehner, Staff Planner **(WITHDRAWN)**

16. Project # 1002819

06EPC-00464 EPC Site
Development Plan-Building Permit

CONSENSUS PLANNING, INC., agent for DIAMOND MESA, requests the above action for all or a portion of Tract E-6-A-1, **Albuquerque South, U-3**, zoned SU-1 for R-2/RT, located on the south side of GIBSON BLVD., SW, between 98TH ST., SW and the AMOLE ARROYO DRAINAGE R-O-W, containing approximately 30 acres. (N-9) David Stallworth, Staff Planner **(DENIED)**

17. Project # 1003272

06EPC-00283 EPC Site
Development Plan-Subdivision

CONSENSUS PLANNING, INC., agents for DWAYNE PINO request the above action for all or a portion of Lots 2-A-1-B-2, 3-A, 4-A-1, **Albuquerque West, Unit 2**, zoned SU-1 for PDA to include C-3 Uses, located on the south side of PASEO DEL NORTE NW, between EAGLE RANCH ROAD NW and COORS BLVD. NW, containing approximately 10 acres. (C-13) Stephanie Shumsky, Staff Planner **(APPROVED WITH CONDITIONS)**

18. Project # 1004732

06EPC-00290 Zone Map
Amendment
06EPC 00386 Map Amendment,
Los Duranes Sector Development
Plan

JOSH SKARSGARD, LAND USE SOLUTIONS, LLC agent for EVERGREEN MONTTOYA, LLC requests the above actions including a zone map amendment from RA-2 to R-LT for Tracts A1, A2, A3, **Maciel-David Subdivision**, Tracts A, B, & C, **Perez-Albert Subdivision**, Tract 268A, **Map 35** and Tract A, **Floral Meadows**, located on the east side of MONTTOYA ROAD NW between FLORAL ROAD and I-40, containing approx. 2 acres. (H-12) Carmen Marrone, Staff Planner **(DEFERRED TO JUNE 15, 2006)**

19. Project # 1002717

06EPC-00145 EPC Site
Development Plan-Building Permit

ADVANCED ENGINEERING & CONSULTANTS, LLC agents for KB HOME request the above actions for all or a portion of Tracts 303, 304, 305 & 306, **Town of Atrisco Grant**, zoned SU-1 for O-1 for PRD, located on ATRISCO DR. NW, between OURAY ROAD NW and I-40, containing approximately 6 acres. (H-11) Stephanie Shumsky, Staff Planner (**DEFERRED TO JUNE 15, 2006**)

20. Project # 1000570

06EPC-00141 EPC Sector
Development Plan
06EPC-00139 Zone Map
Amendment

SITES SOUTHWEST, LLC agents for WESTLAND DEVELOPMENT CO., INC request the above actions for Parcels C, D, E, F, G, H, **Westland North Bulk Land Plat**, a zone map amendment from SU-2 for R-LT, R-2, O-1, OS and PDA for Town Center to SU-2 for RL-T, R-2, O-1, OS and PDA for T own Center, located on ARROYO VISTA BLVD. NW, between HIGH MESA DRIVE NW, 98TH ST. NW and I-40, containing approximately 506 acres. (J-7) Stephanie Shumsky, Staff Planner (**DEFERRED TO AUGUST 17, 2006**)

21. Project # 1003570

05EPC-01097 Zone Map
Amendment
05EPC-01099 EPC Site
Development Plan-Subdivision

GARRETT SMITH LTD., agent for the CITY OF ALBUQUERQUE, requests the above actions for all or a portion of Tracts B9E1 and B9F, **Seven Bar Ranch**, a zone map amendment from SU-1/R-2 to SU-1/PRD, located at the northeast corner of CIBOLA LOOP NW and ELLISON DR. NW, containing approximately 27 acres. (A-13) David Stallworth, Staff (**DEFERRED TO JUNE 15, 2006**)

22. Project # 100965

06EPC-00397 Appeal

RODEY, DICKASON, SLOAN, AKIN & ROBB PA agents for ANDALUCIA DEVELOPMENT CORPORATION, INC request the above action for all or a portion of Lots 1-164, Blocks A-H,J,K,5, & **1-54, Lands of Andalucia at La Luz**, zoned SU-1 for PRD, located on NE CORNER OF NAMASTE RD. NW, between NAMASTE ROAD NW and LEARNING ROAD NW, containing approximately 114 acres. (F-11) THIS IS AN APPEAL OF THE IMPACT FEE ADMINISTRATOR'S DECISION Jack Cloud, Staff Planner (**DEFERRED TO JUNE 8, 2006**)

23. OTHER MATTERS

ADJOURNED AT 7:15